

CASAGRAN
Woodside
MANAPAKKAM







Casagrand Real Estate Enterprise is committed to building aspirations and delivering value.

In the last thirteen years, we have developed over 9 million sft of prime residential real estate across Chennai, Bengaluru and Coimbatore. 68 landmark properties and over 4000 happy families stand testimony to our commitment.

In line with our philosophy of creating superior living spaces that reflect our belief, we also offer tastefully chosen plotted development spaces in select locations.

In the fourteenth year of our journey, we at Casagrand are all set to progress further forward with projects worth over ₹6500 crore in the pipeline.



CASAGRAN
Woodside

CASAGRAN
BUILDING RESIDENCES

CASAGRAND *Woodside* MANAPAKKAM

The ideal home only the select few deserve.

Welcome to this prestigious new apartment project at Manapakkam. Coming from one of the leading real estate players in Chennai, it promises to be the ideal abode for the ones who have an eye for detail and luxury.

Salient Features

- 216 lifestyle apartments on a sprawling 3.49 acres
- Stilt + 4 design structure
- Exclusive 2 & 3 BHK apartments
- Amenities like Clubhouse, Rooftop swimming pool, AV Room, Virtual Golf Simulator and Creche.
- High end fittings and features like Kohler / Roca
- Vaastu Compliant
- IT companies such as IBM, HP, CTS, L&T Infotech are located in this vicinity



Half basketball court



Swimming pool



AMENITIES

- Gymnasium
- Rooftop swimming pool
- Toddlers pool
- AV room
- Video games room
- Virtual golf simulator
- Party hall
- Association room
- Yoga / meditation room / aerobics
- Indoor games room
- Crèche
- Indoor play area
- Landscaped seating
- Multilayered deck with stage and pergola
- Outdoor chess court
- Water feature wall
- Outdoor Kids play area
- Badminton Court
- Half basketball court
- Skating Rink
- Cricket Practice Net





PRODUCT SUPERIORITY

Premium community design

- Open courtyard - Vehicle-free open to sky central courtyard for community social interactions; it's decorated with stunning water features, amenities and abundant flora
- These courtyards have a chess court, landscaped seating with tree court and pergolas, water bodies, water feature wall, etc. Apart from this, it also provides a lot of green space for the community and acts as an element of surprise when somebody enters from lobbies to courtyards
- Contemporary new age architecture with modern elevations
- Clubhouse - Centrally located clubhouse features ultra-modern amenities such as a gymnasium, AV room, party hall, indoor games room, association room, video games room, etc.
- Open to sky rooftop swimming pool
- 21 amenities give the residents plenty of options for recreation as well as a comfortable living

Vaastu compliant

Conscious efforts have been taken during design phase to have most of the units Vaastu compliant and we have achieved the following:

- Maximum units have SW bedrooms
- Minimum units have north facing headboards
- Minimum units have SW entrance
- Minimum units have NE, SW bathrooms and kitchen

Excellent ventilation

Utmost importance given to ventilation for all habitable spaces, every internal and external space is well ventilated

Secure community

- Security room at entry and exit of project for controlled entry to and exit from project
- CCTV surveillance at pivotal points across project
- Apartment security and visitor management system to ensure safety for all

Senior citizens friendly community

- Planned exclusive seating arrangement in beautifully landscaped courtyards
- Hand railings provided wherever necessary; entire community accessible by wheelchair

Kids friendly community

Smartly designed amenities such as an indoor kids' play area, video games room, outdoor kids' play area, crèche, badminton court, half basketball court, cricket practice net, etc.

No apartment doors face each other

To assure maximum privacy and security for each apartment, master plan has no apartment door facing the other in maximum units

Privacy for bedrooms

Bedrooms are designed in such a way that they are private and visitors in living do not directly look into bedrooms in maximum units

No crossover in living

We have designed the living room in such a way that it works as a private space without any crossover and we are able to achieve this in maximum units

Bedrooms and balconies planning

- All bedrooms and balconies are planned in such a way that they either look outside or into the internal courtyard, making every bedroom offer beautiful views and ventilation
- None of the bedrooms and balconies look into small cutouts or non-ventilated spaces
- No balconies look into each other

Zero dead space

Every internal space is meticulously designed to ensure that it is practically usable

Interior planning

Special focus to ensure proper furnishing for the house. Each unit plan has:

- Defined wardrobe locations for every unit
- TV position for every unit
- Bed location with side tables
- Planned electrical layout
- Well defined washing machine space for each unit

Kitchen space planning

Sink with drain board has been shifted to utility to give more working counterspace in kitchen

Planning for ODU locations

ODUs of ACs can be kept in planned ODU spaces, so that they don't appear on the exterior of the building and are easily accessible for service

Car parking and traffic management

- Covered car parking is provided for each and every unit of the community
- Efficient traffic planning with exclusive entry and exit gates

Premium finish for common areas

- Courtyards will be finished with good landscape and hardscape design
- Amenities and swimming pool will be finished with high end specifications

Well lit and ventilated corridors

- All the corridors are well lit and ventilated from either ends or intermediate cutouts
- Windows with glass will be provided at the ends of corridor to prevent water from entering during rains, but at the same time allow plenty of light and air flow

Premium fittings

High end CP, sanitary fittings and premium quality doors

No bedroom has dimension less than 10ft

Master bathroom with granite top washbasin

Large terrace for few first floor units

Aerial view





Living Room



Dining



Bedroom



Bedroom







Site & Typical Floor Plans



SITE PLAN

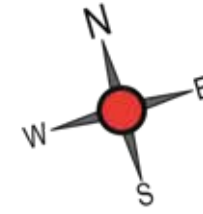


Legend:

1. Children's Play Area
2. Informal Seating Area
3. Badminton Court
4. Basketball Court
5. Skating Rink
6. Cricket Practice Net

TOWER-1

First floor plan of A, B, C, D, E, F



TOWER-1

First floor plan of A, B, C, D, E, F

UNIT NO.	FLOOR	TYPE	CARPET AREA (SFT)	PRIVATE TERRACE (SFT)	SALEABLE AREA (SFT)
A101	1ST	3BHK+3T	1107	112	1651
A102	1ST	2BHK+2T	682	184	1035
A103	1ST	3BHK+2T	920	-	1352
A104	1ST	3BHK+3T	976	-	1465
A105	1ST	2BHK+2T	777	-	1165
A106	1ST	2BHK+2T	777	-	1165
A107	1ST	3BHK+3T	1029	82	1547
B101	1ST	2BHK+2T	815	-	1208
B102	1ST	2BHK+2T	682	159	1035
B103	1ST	2BHK+2T	682	189	1035
B104	1ST	2BHK+2T	753	-	1131
B105	1ST	3BHK+2T	920	-	1352
B108	1ST	3BHK+2T	920	-	1352
B109	1ST	2BHK+2T	753	-	1131
B110	1ST	2BHK+2T	682	189	1035
B111	1ST	2BHK+2T	682	189	1035
B112	1ST	2BHK+2T	818	79	1219
C101	1ST	2BHK+2T	760	102	1156
C102	1ST	2BHK+2T	674	-	1016
C103	1ST	2BHK+2T	691	-	1049
C104	1ST	3BHK+3T	976	-	1465
C105	1ST	3BHK+2T	920	-	1352
C106	1ST	2BHK+2T	692	107	1054
C107	1ST	1BHK+1T	429	82	681
D101	1ST	3BHK+3T	976	-	1465
D102	1ST	2BHK+2T	754	-	1130
D103	1ST	2BHK+2T	682	168	1055
D104	1ST	3BHK+2T	920	-	1352
E101	1ST	2BHK+2T	815	-	1208
E102	1ST	2BHK+2T	682	162	1071
E103	1ST	2BHK+2T	682	174	1055
E104	1ST	2BHK+2T	753	-	1131
E105	1ST	3BHK+2T	920	-	1352
E108	1ST	3BHK+2T	920	-	1352
E109	1ST	2BHK+2T	753	-	1131
E110	1ST	2BHK+2T	682	174	1055
E111	1ST	2BHK+2T	682	174	1055
E112	1ST	2BHK+2T	818	79	1219
F101	1ST	2BHK+2T	678	-	1023
F102	1ST	2BHK+2T	772	-	1164
F103	1ST	2BHK+2T	793	-	1188
F104	1ST	3BHK+3T	976	-	1465
F105	1ST	3BHK+2T	920	-	1352
F106	1ST	2BHK+2T	682	174	1055
F107	1ST	2BHK+2T	682	174	1055

Legend:

1. Sculpture
2. Tree Court with Informal Seating
3. Multi layered deck with stage & pergola structure
4. Hedge planting
5. Pathway
6. Informal seating deck with seat wall all around
7. Chess board for leisure activity
8. Water body
9. Water feature wall



KEY PLAN

TOWER-1

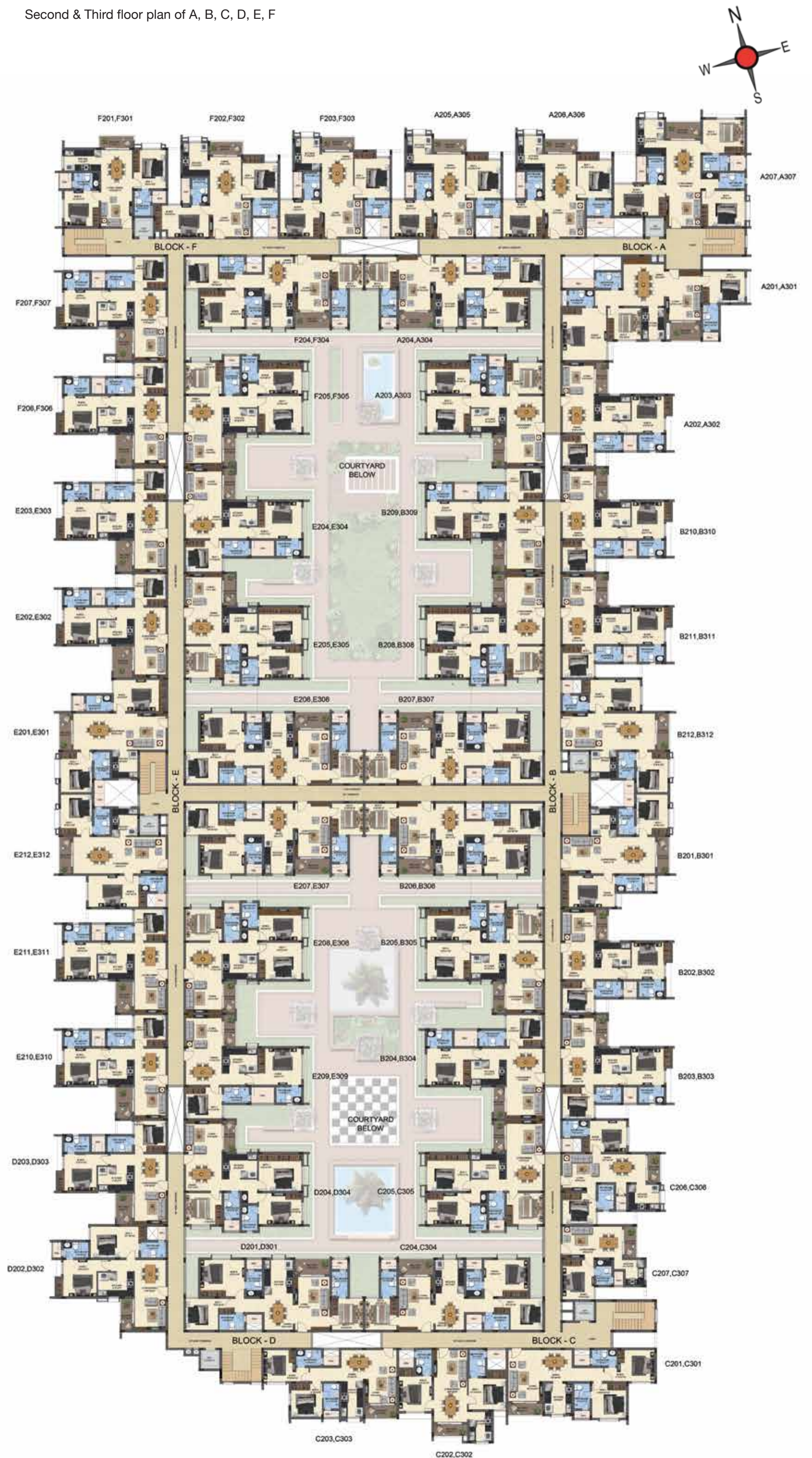
Second & Third floor plan of A, B, C, D, E, F

UNIT NO.	FLOOR	TYPE	CARPET AREA (SFT)	SALEABLE AREA (SFT)
A201	2ND	3BHK+3T	1107	1651
A202	2ND	2BHK+2T	682	1035
A203	2ND	3BHK+2T	920	1352
A204	2ND	3BHK+3T	976	1465
A205	2ND	2BHK+2T	777	1165
A206	2ND	2BHK+2T	777	1165
A207	2ND	3BHK+3T	1029	1547
B201	2ND	2BHK+2T	815	1208
B202	2ND	2BHK+2T	682	1035
B203	2ND	2BHK+2T	682	1035
B204	2ND	2BHK+2T	753	1131
B205	2ND	3BHK+2T	920	1352
B206	2ND	3BHK+3T	976	1465
B207	2ND	3BHK+3T	976	1465
B208	2ND	3BHK+2T	920	1352
B209	2ND	2BHK+2T	753	1131
B210	2ND	2BHK+2T	682	1035
B211	2ND	2BHK+2T	682	1035
B212	2ND	2BHK+2T	818	1219
C201	2ND	2BHK+2T	760	1156
C202	2ND	2BHK+2T	674	1016
C203	2ND	2BHK+2T	691	1049
C204	2ND	3BHK+3T	976	1465
C205	2ND	3BHK+2T	920	1352
C206	2ND	2BHK+2T	692	1054
C207	2ND	1BHK+1T	429	681
D201	2ND	3BHK+3T	976	1465
D202	2ND	2BHK+2T	754	1130
D203	2ND	2BHK+2T	682	1055
D204	2ND	3BHK+2T	920	1352
E201	2ND	2BHK+2T	815	1208
E202	2ND	2BHK+2T	682	1071
E203	2ND	2BHK+2T	682	1055
E204	2ND	2BHK+2T	753	1131
E205	2ND	3BHK+2T	920	1352
E206	2ND	3BHK+3T	976	1465
E207	2ND	3BHK+3T	976	1465
E208	2ND	3BHK+2T	920	1352
E209	2ND	2BHK+2T	753	1131
E210	2ND	2BHK+2T	682	1055
E211	2ND	2BHK+2T	682	1055
E212	2ND	2BHK+2T	818	1219
F201	2ND	2BHK+2T	678	1023
F202	2ND	2BHK+2T	772	1164
F203	2ND	2BHK+2T	793	1188
F204	2ND	3BHK+3T	976	1465
F205	2ND	3BHK+2T	920	1352
F206	2ND	2BHK+2T	682	1055
F207	2ND	2BHK+2T	682	1055



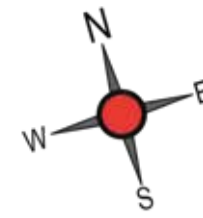
TOWER-1

Second & Third floor plan of A, B, C, D, E, F



TOWER-1

Fourth floor plan of A, B, C, D, E, F



TOWER-1

Fourth floor plan of A, B, C, D, E, F

UNIT NO.	FLOOR	TYPE	CARPET AREA (SFT)	SALEABLE AREA (SFT)
A401	4TH	3BHK+3T	1107	1651
A402	4TH	2BHK+2T	682	1035
A403	4TH	3BHK+2T	920	1352
A404	4TH	3BHK+3T	976	1465
A405	4TH	2BHK+2T	777	1165
A406	4TH	2BHK+2T	777	1165
A407	4TH	3BHK+3T	1029	1547
B401	4TH	2BHK+2T	815	1208
B402	4TH	2BHK+2T	682	1035
B403	4TH	2BHK+2T	682	1035
B404	4TH	2BHK+2T	753	1131
B405	4TH	3BHK+2T	920	1352
B408	4TH	3BHK+2T	920	1352
B409	4TH	2BHK+2T	753	1131
B410	4TH	2BHK+2T	682	1035
B411	4TH	2BHK+2T	682	1035
B412	4TH	2BHK+2T	818	1219
C401	4TH	2BHK+2T	760	1156
C402	4TH	2BHK+2T	674	1016
C403	4TH	2BHK+2T	691	1049
C404	4TH	3BHK+3T	976	1465
C405	4TH	3BHK+2T	920	1352
C406	4TH	2BHK+2T	692	1054
C407	4TH	1BHK+1T	429	681
D401	4TH	3BHK+3T	976	1465
D402	4TH	2BHK+2T	754	1130
D403	4TH	2BHK+2T	682	1055
D404	4TH	3BHK+2T	920	1352
E401	4TH	2BHK+2T	815	1208
E402	4TH	2BHK+2T	682	1071
E403	4TH	2BHK+2T	682	1055
E404	4TH	2BHK+2T	753	1131
E405	4TH	3BHK+2T	920	1352
E408	4TH	3BHK+2T	920	1352
E409	4TH	2BHK+2T	753	1131
E410	4TH	2BHK+2T	682	1055
E411	4TH	2BHK+2T	682	1055
E412	4TH	2BHK+2T	818	1219
F401	4TH	2BHK+2T	678	1023
F402	4TH	2BHK+2T	772	1164
F403	4TH	2BHK+2T	793	1188
F404	4TH	3BHK+3T	976	1465
F405	4TH	3BHK+2T	920	1352
F406	4TH	2BHK+2T	682	1055
F407	4TH	2BHK+2T	682	1055



KEY PLAN

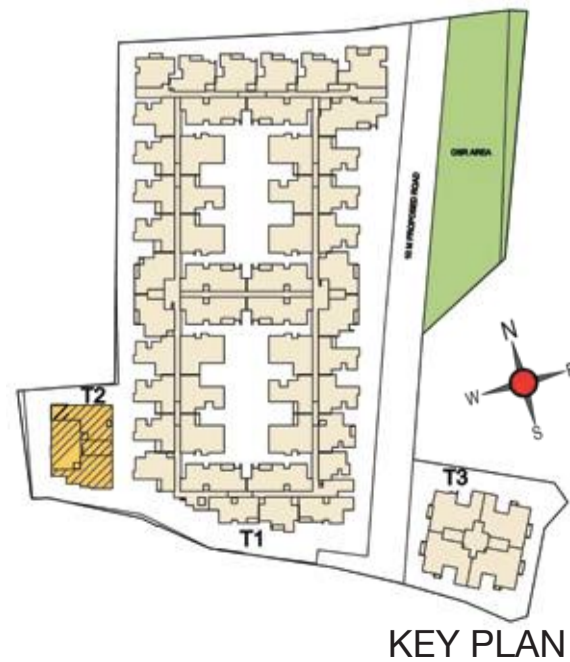
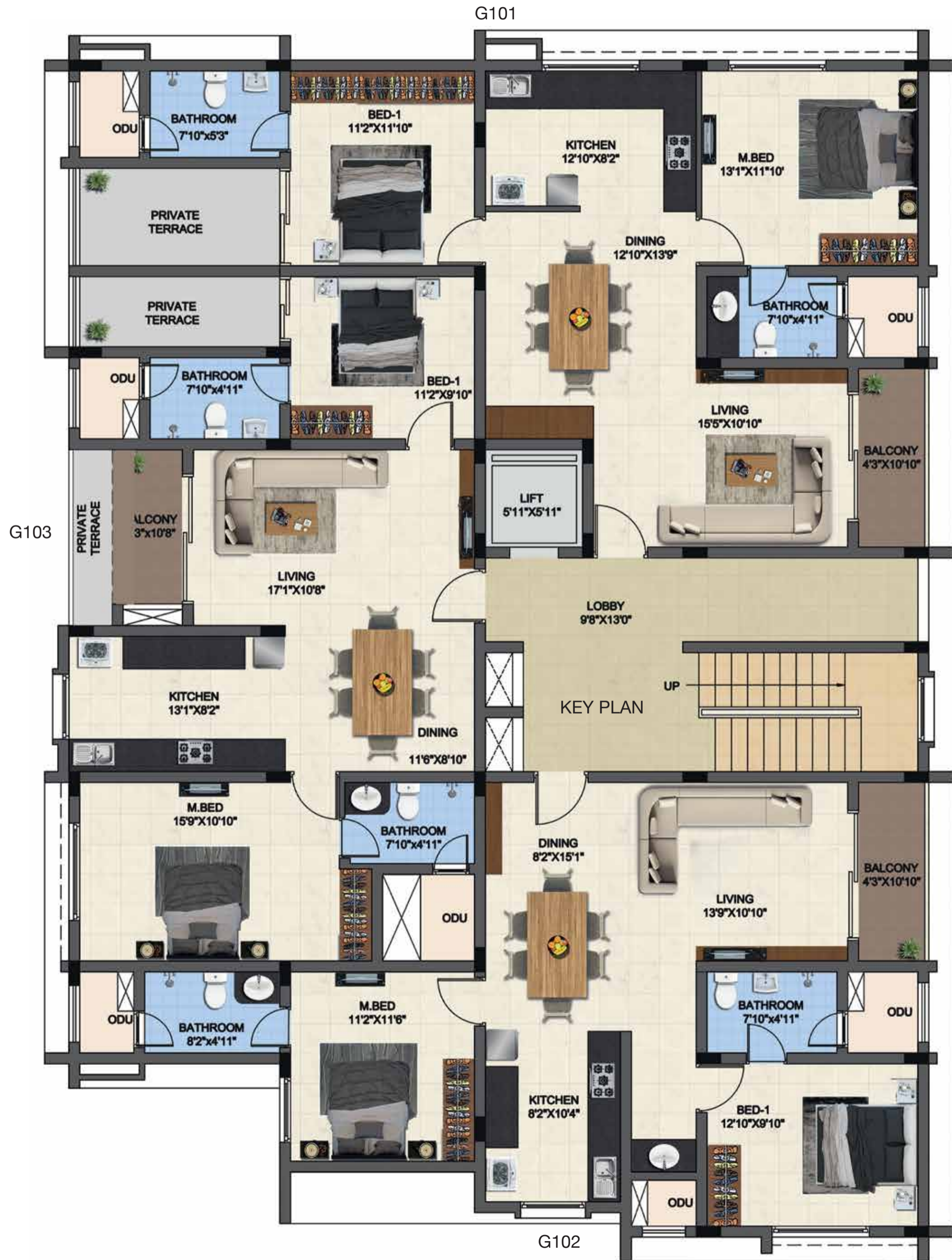
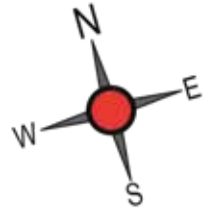
TOWER-2

First floor plan of Block G

UNIT NO.	FLOOR	TYPE	CARPET AREA (SFT)	PRIVATE TERRACE (SFT)	SALEABLE AREA (SFT)
G101	1ST	2BHK+2T	829	83	1257
G102	1ST	2BHK+2T	786	-	1197
G103	1ST	2BHK+2T	803	91	1193
G201	2ND	2BHK+2T	829	-	1257
G202	2ND	2BHK+2T	786	-	1197
G203	2ND	2BHK+2T	803	-	1193
G301	3RD	2BHK+2T	829	-	1257
G302	3RD	2BHK+2T	786	-	1197
G303	3RD	2BHK+2T	803	-	1193
G401	4TH	2BHK+2T	829	-	1257
G402	4TH	2BHK+2T	786	-	1197
G403	4TH	2BHK+2T	803	-	1193

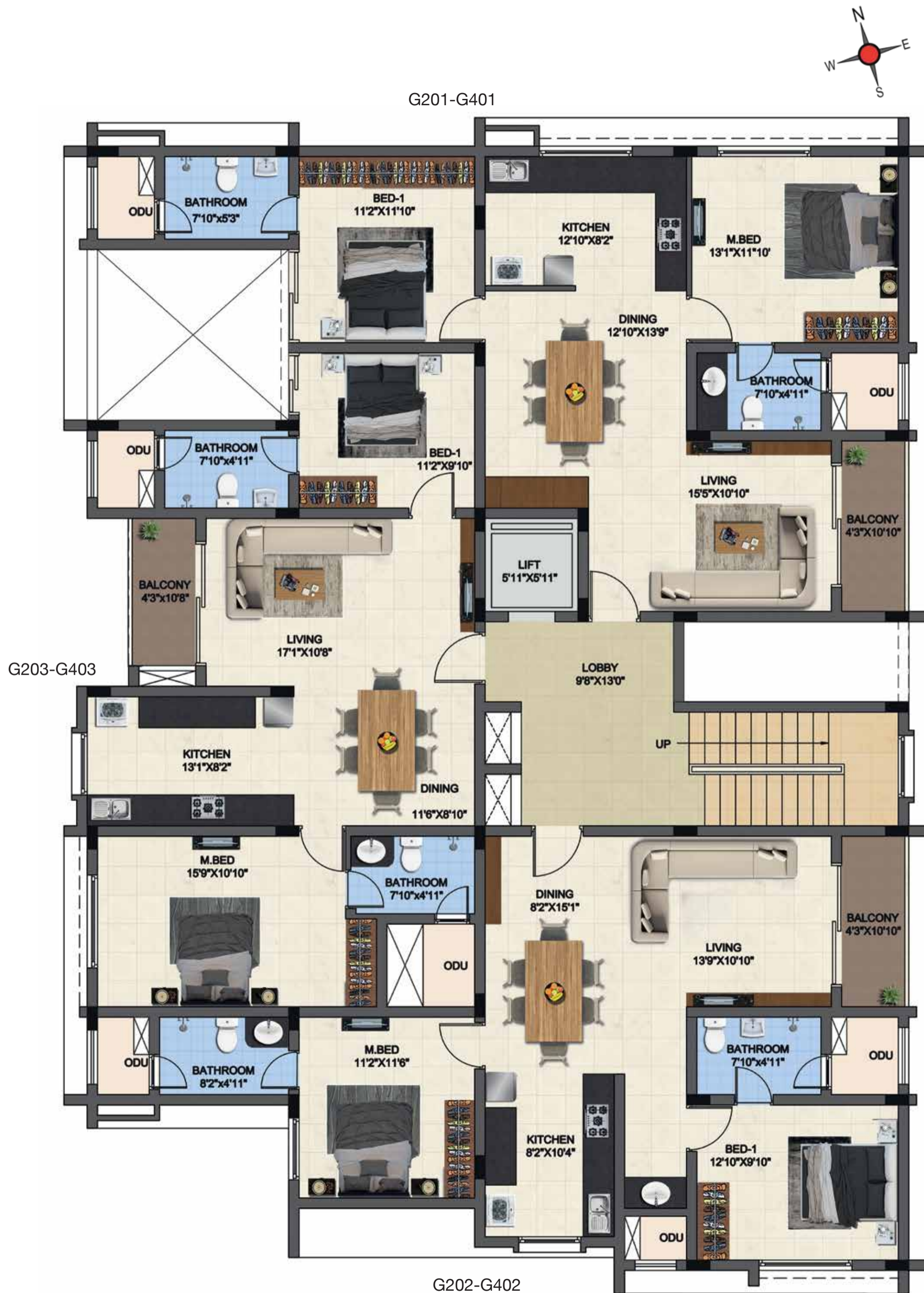
TOWER-2

First floor plan of Block G



TOWER-2

First floor plan of Block G



TOWER-2

First floor plan of Block G

UNIT NO.	FLOOR	TYPE	CARPET AREA (SFT)	PRIVATE TERRACE (SFT)	SALEABLE AREA (SFT)
G101	1ST	2BHK+2T	829	83	1257
G102	1ST	2BHK+2T	786	-	1197
G103	1ST	2BHK+2T	803	91	1193
G201	2ND	2BHK+2T	829	-	1257
G202	2ND	2BHK+2T	786	-	1197
G203	2ND	2BHK+2T	803	-	1193
G301	3RD	2BHK+2T	829	-	1257
G302	3RD	2BHK+2T	786	-	1197
G303	3RD	2BHK+2T	803	-	1193
G401	4TH	2BHK+2T	829	-	1257
G402	4TH	2BHK+2T	786	-	1197
G403	4TH	2BHK+2T	803	-	1193



KEY PLAN

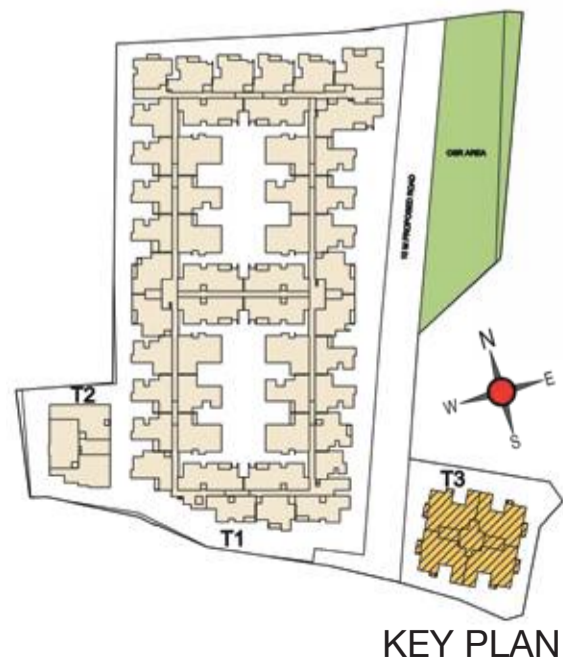
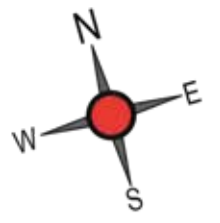
TOWER-3

Typical floor plan of Block H

TOWER-3

Typical floor plan of Block H

UNIT NO.	FLOOR	TYPE	CARPET AREA (SFT)	SALEABLE AREA (SFT)
H101	1ST	3BHK+3T	1057	1568
H102	1ST	3BHK+3T	1057	1567
H103	1ST	3BHK+3T	1054	1565
H104	1ST	3BHK+3T	1036	1542
H201	2ND	3BHK+3T	1057	1568
H202	2ND	3BHK+3T	1057	1567
H203	2ND	3BHK+3T	1054	1565
H204	2ND	3BHK+3T	1036	1542
H301	3RD	3BHK+3T	1057	1568
H302	3RD	3BHK+3T	1057	1567
H303	3RD	3BHK+3T	1054	1565
H304	3RD	3BHK+3T	1036	1542
H401	4TH	3BHK+3T	1057	1568
H402	4TH	3BHK+3T	1057	1567
H403	4TH	3BHK+3T	1054	1565
H404	4TH	3BHK+3T	1036	1542



KEY PLAN

3 BHK + 3T

Built-up Area : 1107 sft

Carpet Area : 1651 sft

Unit No. : A101



KEY PLAN

3 BHK + 2T

Built-up Area : 1352 sft

Carpet Area : 920 sft

Unit No. : A103, A203, A303, A403

B105, B205, B305, B405



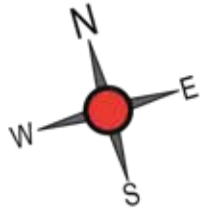
KEY PLAN

3 BHK + 3T

Built-up Area : 1465 sft

Carpet Area : 976 sft

Unit No. : A104, A204, A304, A404, B206, B306



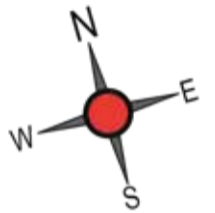
KEY PLAN

3 BHK + 3T

Built-up Area : 1547 sft

Carpet Area : 1029 sft

Unit No. : A107



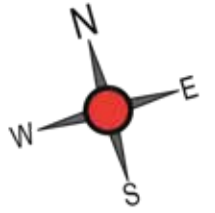
KEY PLAN

3 BHK + 3T

Built-up Area : 1651 sft

Carpet Area : 1107 sft

Unit No. : A201, A301, A401



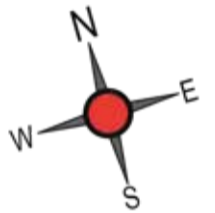
KEY PLAN

3 BHK + 3T

Built-up Area : 1547 sft

Carpet Area : 1029 sft

Unit No. : A207, A307, A407



KEY PLAN

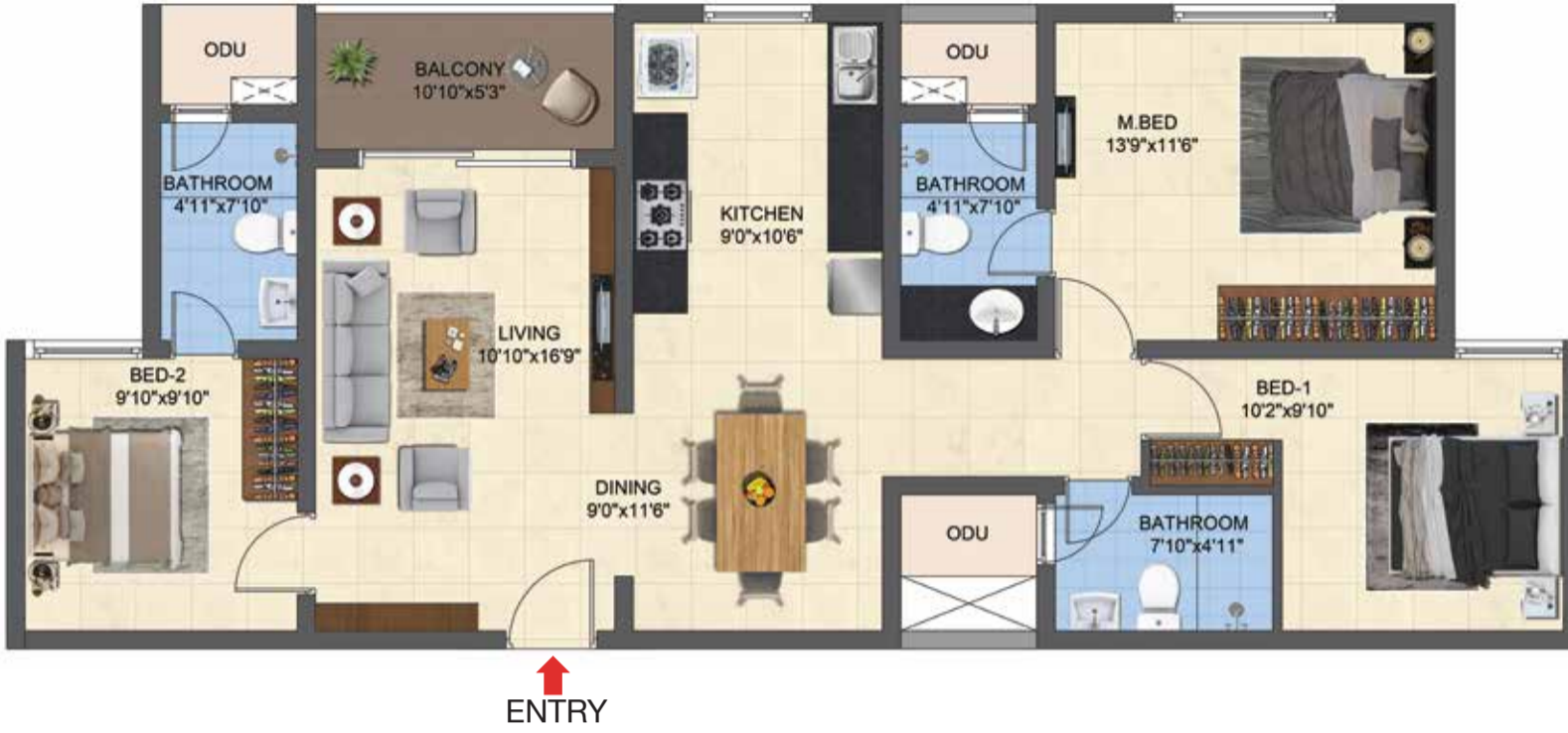
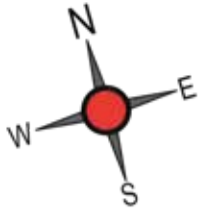
3 BHK + 3T

Built-up Area : 1465 sft

Carpet Area : 976 sft

Unit No. : B207, B307

C104, C204, C304, C404



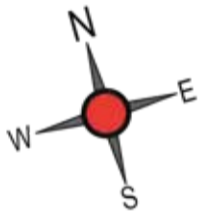
KEY PLAN

3 BHK + 3T

Built-up Area : 1465 sft

Carpet Area : 976 sft

Unit No. : D101, D201, D301, D401, E206, E306



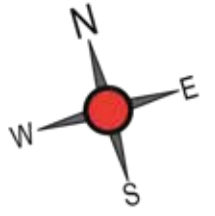
KEY PLAN

3 BHK + 2T

Built-up Area : 1352 sft

Carpet Area : 920 sft

Unit No. : D104, D204, D304, D404
E105, E205, E305, E405



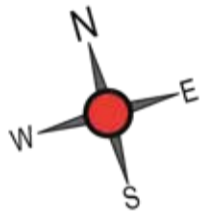
KEY PLAN

3 BHK + 2T

Built-up Area : 1352 sft

Carpet Area : 920 sft

Unit No. : E108, E208, E308, E408
F105, F205, F305, F405



KEY PLAN

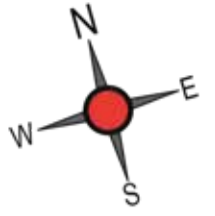
3 BHK + 3T

Built-up Area : 1465 sft

Carpet Area : 976 sft

Unit No. : E207, E307

F104, F204, F304, F404



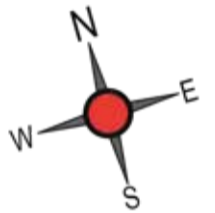
KEY PLAN

3 BHK + 3T

Built-up Area : 1465 sft

Carpet Area : 976 sft

Unit No. : F104



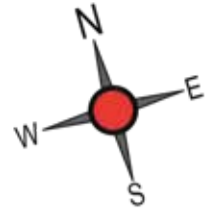
KEY PLAN

2 BHK + 2T

Built-up Area : 1035 sft

Carpet Area : 682 sft

Unit No. : A102, B103, B110, B111



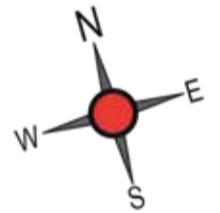
KEY PLAN

2 BHK + 2T

Built-up Area : 1165 sft

Carpet Area : 777 sft

Unit No. : A105, A205, A305, A405
A106, A206, A306, A406



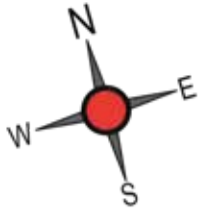
KEY PLAN

2 BHK + 2T

Built-up Area : 1035 sft

Carpet Area : 682 sft

Unit No. : A202, A302, A402, B202, B302, B402
 B203, B303, B403, B210, B310, B410
 B211, B311, B411



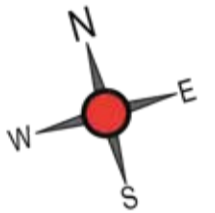
KEY PLAN

2 BHK + 2T

Built-up Area : 1208 sft

Carpet Area : 815 sft

Unit No. : B101, B201, B301, B401



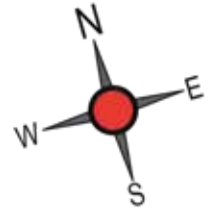
KEY PLAN

2 BHK + 2T

Built-up Area : 1035 sft

Carpet Area : 682 sft

Unit No. : B102



KEY PLAN

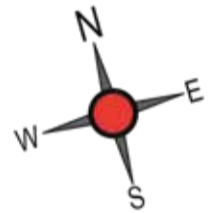
2 BHK + 2T

Built-up Area : 1131 sft

Carpet Area : 753 sft

Unit No. : B104, B204, B304, B404

B109, B209, B309, B409



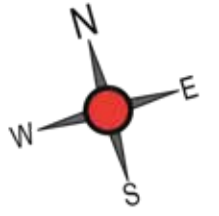
KEY PLAN

2 BHK + 2T

Built-up Area : 1352 sft

Carpet Area : 920 sft

Unit No. : B108, B208, B308, B408
C105, C205, C305, C405



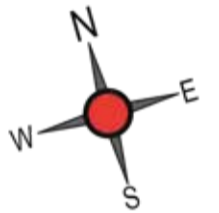
KEY PLAN

2 BHK + 2T

Built-up Area : 1219 sft

Carpet Area : 818 sft

Unit No. : B212, B312, B412



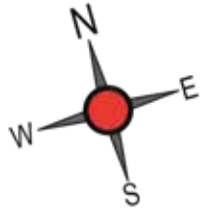
KEY PLAN

2 BHK + 2T

Built-up Area : 1219 sft

Carpet Area : 818 sft

Unit No. : B112



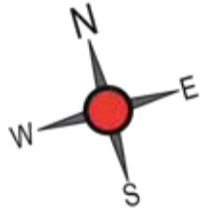
KEY PLAN

2 BHK + 2T

Built-up Area : 1156 sft

Carpet Area : 760 sft

Unit No. : C101



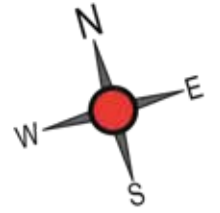
KEY PLAN

2 BHK + 2T

Built-up Area : 1016 sft

Carpet Area : 674 sft

Unit No. : C102, C202, C302, C402



KEY PLAN

2 BHK + 2T

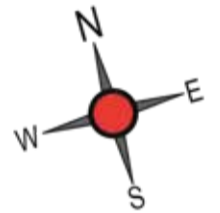
Built-up Area : 1049 sft

Carpet Area : 691 sft

Unit No. : C103, C203, C303, C403



ENTRY



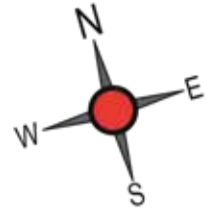
KEY PLAN

2 BHK + 2T

Built-up Area : 1054 sft

Carpet Area : 692 sft

Unit No. : C106



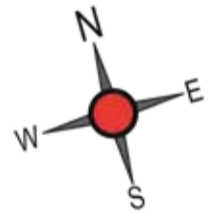
KEY PLAN

2 BHK + 2T

Built-up Area : 1156 sft

Carpet Area : 760 sft

Unit No. : C201, C301, C401



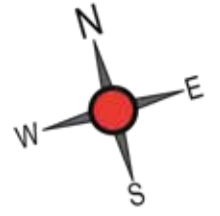
KEY PLAN

2 BHK + 2T

Built-up Area : 1054 sft

Carpet Area : 692 sft

Unit No. : C206, C306, C406



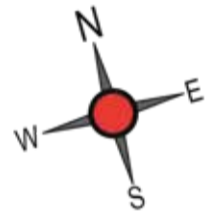
KEY PLAN

2 BHK + 2T

Built-up Area : 1130 sft

Carpet Area : 754 sft

Unit No. : D102, D202, D302, D402



KEY PLAN

2 BHK + 2T

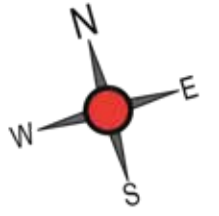
Built-up Area : 1055 sft

Carpet Area : 682 sft

Unit No. : D103

E103, E110, E111

F106, F107



KEY PLAN

2 BHK + 2T

Built-up Area : 1055 sft

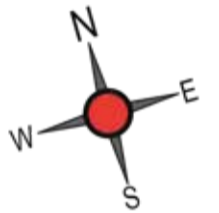
Carpet Area : 682 sft

Unit No. : D203, D303, D403

E203, E303, E403, E210, E310, E410

E211, E311, E411

F206, F306, F406, F207, F307, F407



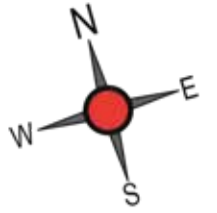
KEY PLAN

2 BHK + 2T

Built-up Area : 1208 sft

Carpet Area : 815 sft

Unit No. : E101, E201, E301, E401



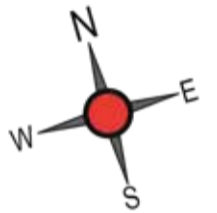
KEY PLAN

2 BHK + 2T

Built-up Area : 1071 sft

Carpet Area : 682 sft

Unit No. : E102



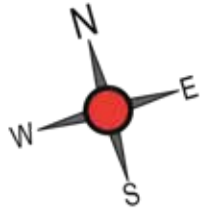
KEY PLAN

2 BHK + 2T

Built-up Area : 1131 sft

Carpet Area : 753 sft

Unit No. : E104, E204, E304, E404
E109, E209, E309, E409



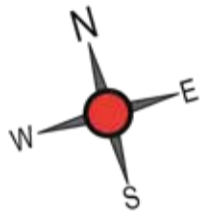
KEY PLAN

2 BHK + 2T

Built-up Area : 1219 sft

Carpet Area : 818 sft

Unit No. : E112



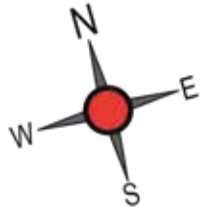
KEY PLAN

2 BHK + 2T

Built-up Area : 1071 sft

Carpet Area : 682 sft

Unit No. : E202, E302, E402

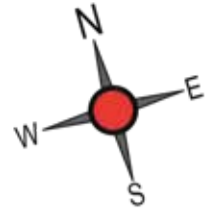


2 BHK + 2T

Built-up Area : 1023 sft

Carpet Area : 678 sft

Unit No. : F101, F201, F301, F401



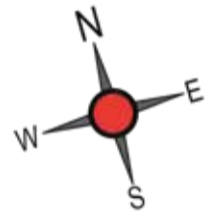
KEY PLAN

2 BHK + 2T

Built-up Area : 1164 sft

Carpet Area : 772 sft

Unit No. : F102, F202, F302, F402



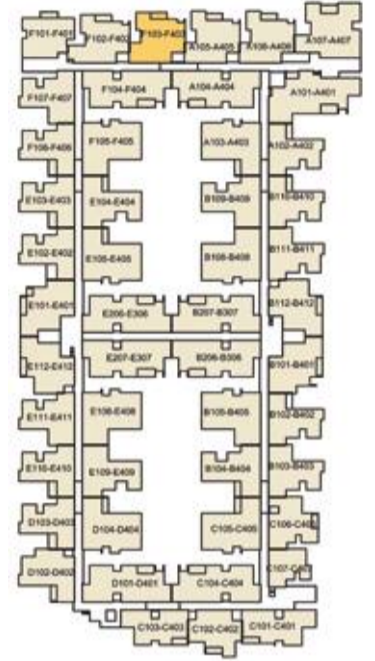
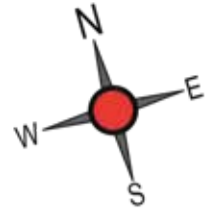
KEY PLAN

2 BHK + 2T

Built-up Area : 1188 sft

Carpet Area : 793 sft

Unit No. : F103, F203, F303, F403



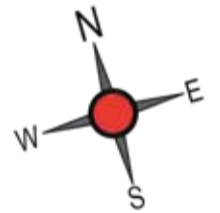
KEY PLAN

1 BHK + 1T

Built-up Area : 681 sft

Carpet Area : 429 sft

Unit No. : C107



KEY PLAN

1 BHK + 1T

Built-up Area : 681 sft

Carpet Area : 429 sft

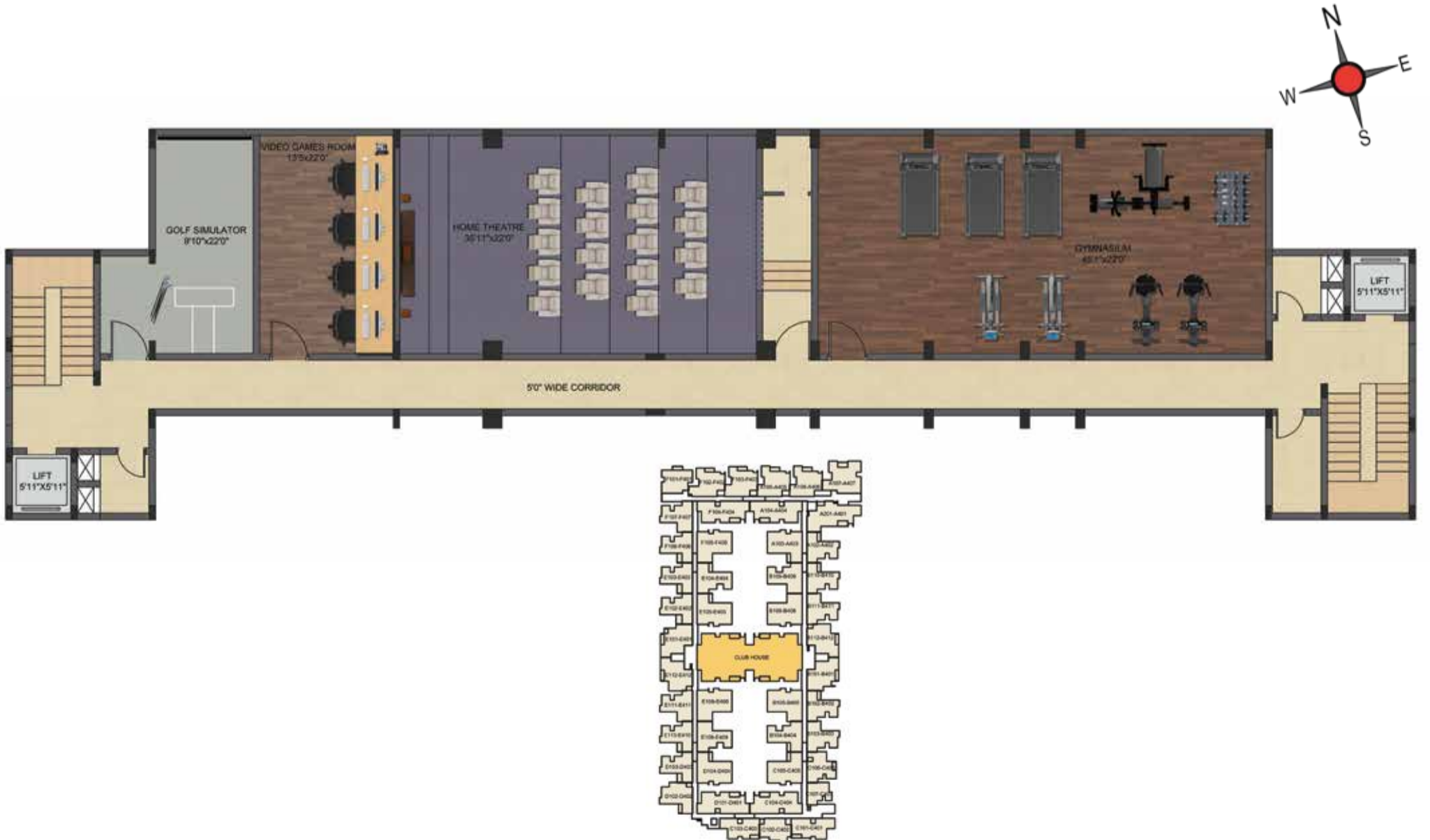
Unit No. : C207, C307, C407



KEY PLAN

CLUBHOUSE

Basement Level



KEY PLAN

SPECIFICATIONS

STRUCTURE

- RCC framed structure
- Designed seismic resistant structure zone III using Fe 500 steel TMT bars
- Concrete block walls of 200mm for outer wall and 100mm for internal partition wall
- Floor to floor height will be maintained at 3m
- Anti - termite treatment will be provided

WALL FINISH

- Internal wall in the living, dining, bedrooms, kitchen, bathrooms and lobby will be finished with 1 coat of primer, 2 coats of putty and 2 coats of emulsion
- Ceiling will be finished with 1 coat of primer, 2 coats of putty and 2 coats of emulsion
- Exterior faces of the building will be finished with 1 coat of primer and 2 coats of emulsion paint
- Bathroom walls will be finished with double glazed ceramic tiles up to 2.1m height
- Utility walls will be finished with double glazed ceramic tiles up to 1.2m height wherever applicable

FLOORING

- Foyer, living, dining, kitchen and bedrooms will have 600mm x 600mm vitrified tiles
- Bathrooms and balcony will have 300mm x 300mm ceramic tiles
- Terrace will have grano flooring with threaded grooves
- Common areas / staircase will have tile flooring
- Driveway will be laid with interlocking paver blocks

KITCHEN

- Platform will be done with granite slab 600mm wide at a height of 800mm from the floor level and will be provided with stainless steel sink with drain board (Nirali or equivalent)
- Provision for exhaust and water purifier point will be provided
- CP fittings will be Kohler / Roca or equivalent

BATHROOM

- Polished granite slab with countertop washbasin from Kohler / Roca or equivalent in master bathroom
- Wall mounted washbasin from Kohler / Roca or equivalent in all remaining bathrooms
- Floor mounted W/C with cistern and health faucet from Kohler / Roca or equivalent in all bathrooms
- All CP and sanitary fittings will be Kohler / Roca or equivalent
- Wall mixer from Kohler / Roca with shower for hot and cold water
- Provision for exhaust and geyser will be provided in all bathrooms

ENTRANCE DOOR

- African teak wood frame with double side veneer finish skin door of 7 feet height having Godrej or equivalent locks, tower bolts, door viewer, safety latch, door stopper, etc.

BEDROOM DOOR

- First-class solid wood frame with design moulded skin doors of 7 feet height having Godrej or equivalent locks, thumb turn with key, door stopper, etc.

BATHROOM DOOR

- Top-class solid wood frame with design moulded skin doors of 7 feet height having Godrej or equivalent locks, thumb turn, door stopper, etc.

WINDOWS

- Windows will be UPVC sliding with see-through plain glass and MS grills on inner side wherever applicable
- French door will be provided with UPVC frame and toughened glass without grills
- Ventilators will have UPVC frame with suitable louvered glass panes

BALCONY AND COMMON STAIRCASE RAILINGS

- MS hand railing in balconies as per architect's design
- MS railings will be provided for common staircase

ELECTRICAL FITTING

- Finolex / Polycab or equivalent cables and wiring
- Switches and sockets will be Anchor Roma / Schneider or equivalent
- Split air conditioner points will be provided for all the bedrooms and provision will be given in living room
- Modular plate switches, MCB and ELCB (Earth Leakage Circuit Breaker) system
- Telephone, TV (DTH) and data points will be provided in master bedroom and living room
- USB charging port as part of switchboard in master bedroom and living area

OTHERS

- Rain water harvesting
- Hydro pneumatic water supply system
- STP
- Generator backup for all the apartments (750 watts for 3 BHK, 600 watts for 2 BHK and 500 watts for 2 BHK compact)
- 100% power backup for lift and other common areas
- CCTV surveillance cameras at pivotal locations

EXTERNAL FEATURES

- 8-passenger lifts will be provided
- 3-phase power supply will be provided for all apartments
- Suitable landscaping at all sides of the project

PAYMENT PATTERN

Stage	%	3rd Floor Roof	5%
Advance (10 days from booking)	10%	4th Floor Roof	5%
Transfer of agreement	40%	Brick work	15%
Foundation	10%	Handing over	5%
1st Floor Roof	5%	Total	100%
2nd Floor Roof	5%		

LOCATION



LOCATION ADVANTAGES



Nearby Corporates

- ▲ DLF IT City was built and opened next to Mugalivakkam.
- ▲ Multinational companies such as IBM, HP, CTS, L&T Infotech have been located in this IT City. L&T ECC, L&T Ship Building and L&T Audco are also vested in this area.
- ▲ The availability of small parks, educational institutions, hospitals, banks and superstores identify itself as a decent residential area in this part of the city.



Nearby Transport

- ▲ Distance from Airport, Railway station & Bus stand
- ▲ Chennai International Airport – 14. Kms.
- ▲ Manapakkam Kamaraj Salai Bus Stop – 1.1 Km.
- ▲ Guindy Railway Station – 8.3 Kms.
- ▲ Alandur Metro Station - 4.9 Kms.



Nearby Schools & Colleges

- ▲ M.K.M. Matriculation Hr.Sec. School – 1.5 Km.
- ▲ Pon Vidyashram, Mugalivakkam – 2.6 Kms.
- ▲ First School, No. 3/234, Manapakkam Main Road, Manapakkam Main Rd – 2 Kms.
- ▲ SEED Play School Manapakkam – 650 Mts.
- ▲ Sri Sruthilaya school of music and dance – 1.1 Km.
- ▲ Sri Chaitanya Techno School – 800 Mts.
- ▲ St Francis International School, Kolapakkam – 3.8 Kms.
- ▲ Ravindra Bharathi Global School, Nandambakkam – 2.6 Km.
- ▲ Lalaji Memorial Omega International School – 4.8 Kms.
- ▲ Padma Seshadri Bala Bhavan Senior Secondary School, No.29, Alagiri Sami Salai, K.K.Nagar – 6.5 Kms.



Distance from Nearest Hospitals

- ▲ MIOT International, 4/112, Mount Poonamalle High Rd – 2.6 Kms.
- ▲ Nalam Hospital Near TNSC Bank, Kundrathur Road – 3.2 Kms.
- ▲ Kedar Hospital, Mugalivakkam – 800 Mts.
- ▲ Hriday Hospital, Mugalivakkam – 1.8 Kms.
- ▲ Dr.Fernandez Home For Schizophrenia, Mugalivakkam – 1.1 Km.
- ▲ St Thomas Hospital, Mugalivakkam – 1 Km

AWARDS



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